

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie O. Nolan, AICP, Acting Development Services
Director/(954)797-1101

PREPARED BY: Carlo F. Galluccio III, Planner I

SUBJECT: Delegation Application: DG 6-1-08/08-92/Supersite Commercial
Plat/3105
North University Drive

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: DELEGATION REQUEST - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO AMEND THE RESTRICTED NOTE OF THE BOUNDARY PLAT KNOWN AS "SUPERSITE COMMERCIAL PLAT," AND PROVIDING AN EFFECTIVE DATE. (DG 6-1-08, Supersite Commercial Plat, 3105 North University Drive)

REPORT IN BRIEF: The petitioner requests approval of an amendment to the "Supersite Commercial Plat" restrictive note. This proposed note amendment is in concert with Site Plan Application, SP 6-4-04, Medical Office Building approved by Town Council on December 7, 2005.

The restrictive note on the plat currently states:

This plat is restricted to 14,071 square feet of retail use.

The petitioner proposes the following:

This plat is restricted to 7,000 square feet of office use.

PREVIOUS ACTIONS: n/a

CONCURRENCES: n/a

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Resolution, Justification letter, Plat Application, Plat, Future Land Use Map, Zoning Site Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA,
APPROVING A DELEGATION REQUEST TO CHANGE THE
RETAIL USE TO OFFICE USE ON THE PLAT KNOWN AS THE
“SUPERSITE COMMERCIAL PLAT,” AND PROVIDING AN
EFFECTIVE DATE.

WHEREAS, the boundary plat known as the “Supersite Commercial Plat” was
recorded in the public records of Broward County in Plat Book 120, Pages 18; and

WHEREAS, the landowner desires to revise the restrictive note associated with
said plat; and,

WHEREAS, Broward County requires that the Town of Davie concur with this
revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN
OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve of the
proposed revision to the restrictive note shown on the “Supersite Commercial Plat” as
described in the attached justification letter.

SECTION 2. Any improvements required to satisfy Transit Oriented Concurrency
should be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and
adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2008.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2008.

Exhibit (Justification Letter)

Charles O. Buckalew

Consulting Engineering Services, Inc.

801 S. Ocean Drive, Suite 201

Hollywood, Florida 33019

Phone (954) 927-0561 Mobile: 558-1189

Fax: 926-7810

Ms. Lise Bazinet
Planning and Zoning Director
Town of Davie
6591 Orange Drive
Davie, Florida 33314

May 12, 2008

Re: New Medical Office Center – SP-6-4-04
“Supersite Commercial Plat” 120-18
@ 3105 North University Drive
Town of Davie
Plat No. 104-MP-81, Plat Book 120 Page 18
Application To Amend or Revise
Level of Approved Development
Project No. 04-304

Dear Ms. Bazinet,

The New Medical Office Center for Dr. Gulati, has gone thru the Site Plan review process at the Town of Davie already. We are proceeding to amend the plat note for the “Supersite Commercial Plat” Plat Book 120 Page 18, with the Broward County Development Management Division, in order to save some money in roadway impact fees.

The original plat recorded in 1982 had a 14,071 square feet of retail use stated on the plat document. We are requesting to revise the note on the plat to “This plat is Restricted to 7,000 square feet of office use.”

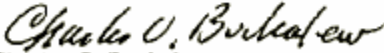
The actual building plan reflects the following changes:

<u>NEW</u>	<u>ORIGINALLY</u>
Buildings = 7,000 Square Feet	14,071 Square Feet
Use: Office	Retail

The largest building possible on this site is 7,000 square feet due to the additional drainage requirements imposed by the Central Broward Water Control District. This will reduce the roadway impact fees for this plat as soon as possible.

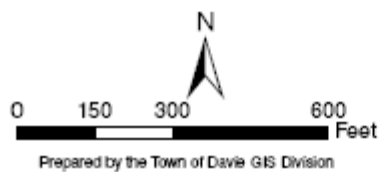
If you have any questions, or require any additional information, please feel free to contact this office.

Very Truly Yours,
Charles O. Buckalew
Consulting Engineering Services, Inc.


Charles O. Buckalew
President

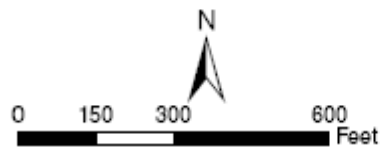
Cc: Gene Bieber Arch. / Michael Charland / Dr. Gulati

This aerial map displays the NW 34th St area in Miami, with various land use designations and street names. The map is color-coded: red for Commercial, yellow for Residential 16 DU/AC, and green for Residential 1 DU/AC. A yellow rectangle highlights the 'Subject Site' located between NW 34th St and NW 30th St, west of NW 78th St. Other streets shown include NW 34th Pl, NW 33rd St, NW 30th St, NW 29th St, NW 28th St, NW 27th St, NW 26th St, NW 25th St, NW 24th St, NW 23rd St, NW 22nd St, NW 21st St, NW 20th St, NW 19th St, NW 18th St, NW 17th St, NW 16th St, NW 15th St, NW 14th St, NW 13th St, NW 12th St, NW 11th St, NW 10th St, NW 9th St, NW 8th St, NW 7th St, NW 6th St, NW 5th St, NW 4th St, NW 3rd St, NW 2nd St, NW 1st St, NW 0th St, NW -1st St, NW -2nd St, NW -3rd St, NW -4th St, NW -5th St, NW -6th St, NW -7th St, NW -8th St, NW -9th St, NW -10th St, NW -11th St, NW -12th St, NW -13th St, NW -14th St, NW -15th St, NW -16th St, NW -17th St, NW -18th St, NW -19th St, NW -20th St, NW -21st St, NW -22nd St, NW -23rd St, NW -24th St, NW -25th St, NW -26th St, NW -27th St, NW -28th St, NW -29th St, NW -30th St, NW -31st St, NW -32nd St, NW -33rd St, NW -34th St, NW -35th St, NW -36th St, NW -37th St, NW -38th St, NW -39th St, NW -40th St, NW -41st St, NW -42nd St, NW -43rd St, NW -44th St, NW -45th St, NW -46th St, NW -47th St, NW -48th St, NW -49th St, NW -50th St, NW -51st St, NW -52nd St, NW -53rd St, NW -54th St, NW -55th St, NW -56th St, NW -57th St, NW -58th St, NW -59th St, NW -60th St, NW -61st St, NW -62nd St, NW -63rd St, NW -64th St, NW -65th St, NW -66th St, NW -67th St, NW -68th St, NW -69th St, NW -70th St, NW -71st St, NW -72nd St, NW -73rd St, NW -74th St, NW -75th St, NW -76th St, NW -77th St, NW -78th St, NW -79th St, NW -80th St, NW -81st St, NW -82nd St, NW -83rd St, NW -84th St, NW -85th St, NW -86th St, NW -87th St, NW -88th St, NW -89th St, NW -90th St, NW -91st St, NW -92nd St, NW -93rd St, NW -94th St, NW -95th St, NW -96th St, NW -97th St, NW -98th St, NW -99th St, NW -100th St, NW -101st St, NW -102nd St, NW -103rd St, NW -104th St, NW -105th St, NW -106th St, NW -107th St, NW -108th St, NW -109th St, NW -110th St, NW -111th St, NW -112th St, NW -113th St, NW -114th St, NW -115th St, NW -116th St, NW -117th St, NW -118th St, NW -119th St, NW -120th St, NW -121st St, NW -122nd St, NW -123rd St, NW -124th St, NW -125th St, NW -126th St, NW -127th St, NW -128th St, NW -129th St, NW -130th St, NW -131st St, NW -132nd St, NW -133rd St, NW -134th St, NW -135th St, NW -136th St, NW -137th St, NW -138th St, NW -139th St, NW -140th St, NW -141st St, NW -142nd St, NW -143rd St, NW -144th St, NW -145th St, NW -146th St, NW -147th St, NW -148th St, NW -149th St, NW -150th St, NW -151st St, NW -152nd St, NW -153rd St, NW -154th St, NW -155th St, NW -156th St, NW -157th St, NW -158th St, NW -159th St, NW -160th St, NW -161st St, NW -162nd St, NW -163rd St, NW -164th St, NW -165th St, NW -166th St, NW -167th St, NW -168th St, NW -169th St, NW -170th St, NW -171st St, NW -172nd St, NW -173rd St, NW -174th St, NW -175th St, NW -176th St, NW -177th St, NW -178th St, NW -179th St, NW -180th St, NW -181st St, NW -182nd St, NW -183rd St, NW -184th St, NW -185th St, NW -186th St, NW -187th St, NW -188th St, NW -189th St, NW -190th St, NW -191st St, NW -192nd St, NW -193rd St, NW -194th St, NW -195th St, NW -196th St, NW -197th St, NW -198th St, NW -199th St, NW -200th St, NW -201st St, NW -202nd St, NW -203rd St, NW -204th St, NW -205th St, NW -206th St, NW -207th St, NW -208th St, NW -209th St, NW -210th St, NW -211st St, NW -212nd St, NW -213rd St, NW -214th St, NW -215th St, NW -216th St, NW -217th St, NW -218th St, NW -219th St, NW -220th St, NW -221st St, NW -222nd St, NW -223rd St, NW -224th St, NW -225th St, NW -226th St, NW -227th St, NW -228th St, NW -229th St, NW -230th St, NW -231st St, NW -232nd St, NW -233rd St, NW -234th St, NW -235th St, NW -236th St, NW -237th St, NW -238th St, NW -239th St, NW -240th St, NW -241st St, NW -242nd St, NW -243rd St, NW -244th St, NW -245th St, NW -246th St, NW -247th St, NW -248th St, NW -249th St, NW -250th St, NW -251st St, NW -252nd St, NW -253rd St, NW -254th St, NW -255th St, NW -256th St, NW -257th St, NW -258th St, NW -259th St, NW -260th St, NW -261st St, NW -262nd St, NW -263rd St, NW -264th St, NW -265th St, NW -266th St, NW -267th St, NW -268th St, NW -269th St, NW -270th St, NW -271st St, NW -272nd St, NW -273rd St, NW -274th St, NW -275th St, NW -276th St, NW -277th St, NW -278th St, NW -279th St, NW -280th St, NW -281st St, NW -282nd St, NW -283rd St, NW -284th St, NW -285th St, NW -286th St, NW -287th St, NW -288th St, NW -289th St, NW -290th St, NW -291st St, NW -292nd St, NW -293rd St, NW -294th St, NW -295th St, NW -296th St, NW -297th St, NW -298th St, NW -299th St, NW -300th St, NW -301st St, NW -302nd St, NW -303rd St, NW -304th St, NW -305th St, NW -306th St, NW -307th St, NW -308th St, NW -309th St, NW -310th St, NW -311st St, NW -312nd St, NW -313rd St, NW -314th St, NW -315th St, NW -316th St, NW -317th St, NW -318th St, NW -319th St, NW -320th St, NW -321st St, NW -322nd St, NW -323rd St, NW -324th St, NW -325th St, NW -326th St, NW -327th St, NW -328th St, NW -329th St, NW -330th St, NW -331st St, NW -332nd St, NW -333rd St, NW -334th St, NW -335th St, NW -336th St, NW -337th St, NW -338th St, NW -339th St, NW -340th St, NW -341st St, NW -342nd St, NW -343rd St, NW -344th St, NW -345th St, NW -346th St, NW -347th St, NW -348th St, NW -349th St, NW -350th St, NW -351st St, NW -352nd St, NW -353rd St, NW -354th St, NW -355th St, NW -356th St, NW -357th St, NW -358th St, NW -359th St, NW -360th St, NW -361st St, NW -362nd St, NW -363rd St, NW -364th St, NW -365th St, NW -366th St, NW -367th St, NW -368th St, NW -369th St, NW -370th St, NW -371st St, NW -372nd St, NW -373rd St, NW -374th St, NW -375th St, NW -376th St, NW -377th St, NW -378th St, NW -379th St, NW -380th St, NW -381st St, NW -382nd St, NW -383rd St, NW -384th St, NW -385th St, NW -386th St, NW -387th St, NW -388th St, NW -389th St, NW -390th St, NW -391st St, NW -392nd St, NW -393rd St, NW -394th St, NW -395th St, NW -396th St, NW -397th St, NW -398th St, NW -399th St, NW -400th St, NW -401st St, NW -402nd St, NW -403rd St, NW -404th St, NW -405th St, NW -406th St, NW -407th St, NW -408th St, NW -409th St, NW -410th St, NW -411st St, NW -412nd St, NW -413rd St, NW -414th St, NW -415th St, NW -416th St, NW -417th St, NW -418th St, NW -419th St, NW -420th St, NW -421st St, NW -422nd St, NW -423rd St, NW -424th St, NW -425th St, NW -426th St, NW -427th St, NW -428th St, NW -429th St, NW -430th St, NW -431st St, NW -432nd St, NW -433rd St, NW -434th St, NW -435th St, NW -436th St, NW -437th St, NW -438th St, NW -439th St, NW -440th St, NW -441st St, NW -442nd St, NW -443rd St, NW -444th St, NW -445th St, NW -446th St, NW -447th St, NW -448th St, NW -449th St, NW -450th St, NW -451st St, NW -452nd St, NW -453rd St, NW -454th St, NW -455th St, NW -456th St, NW -457th St, NW -458th St, NW -459th St, NW -460th St, NW -461st St, NW -462nd St, NW -463rd St, NW -464th St, NW -465th St, NW -466th St, NW -467th St, NW -468th St, NW -469th St, NW -470th St, NW -471st St, NW -472nd St, NW -473rd St, NW -474th St, NW -475th St, NW -476th St, NW -477th St, NW -478th St, NW -479th St, NW -480th St, NW -481st St, NW -482nd St, NW -4



Prepared by: ID
Date Prepared: 7/25/08

Exhibit (Zoning Site Map)



Prepared by the Town of Davie GIS Division

Delegation Request
DG 4-3-08
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 7/25/08